

Minutes of Planning Commission Meeting #06-03, February 20, 2006

I Roll Call: Commissioners present were Chairman Tucker, Vice-Chair Fitzhugh, Stones, Supplee, and Jeffrey. S. Hatch was present as Clerk. Members of the public present were Priscilla Hatch, Jim Wilson, Bernard Byrne, Mary Comiskey, Jane Bryant, David Magida, Ronald Lyon, Bizhan YahYazadeh, Tom Clifford, Bradford Denny, Suzanne Jolly, Scott Blanchard, Darleen Goodrich, Mike Curtis, David Simendinger and Gunner McCain. The Meeting opening time was 7:30 PM.

II Approval of Minutes: The minutes were tabled until the end of the meeting.

III Public Participation: None.

IV Sign Permits: Mike Curtis and Darleen Goodrich were representing the request for a sign permit for the Margaret Holland Inn. The proposal was to add a "Green Mountain Coffee" sign under the existing Margaret Holland Inn sign. The sign meets all the criteria for signs. There was discussion between the applicants and the Commissioners.

Jeffrey made a motion to approve the request of the Margaret Holland Inn for a "Green Mountain Coffee" sign placed under the existing Margaret Holland Inn sign, seconded by Supplee. **The motion passed 5-0-0.**

Fel Fernandez was requesting a permit to install a sign at 32 Depot Square, the location of "Making a Difference Resource Center." The request was presented by Suzanne Jolly. The sign would be aluminum and attached to one of the glass panels above the large window. There was discussion between Jolly and the Commissioners.

A motion to approve the sign as proposed was made by Jeffrey and seconded by Fitzhugh. **The motion passed 5-0-0.**

V Site Plans: Suzanne Jolly, representing Drug Free Communities (Making a Difference Resource Center), a non-profit organization funded by a federal grant overseen by the Greater Northfield Coalition Counsel, was present to request permission to change the use of the store from retail to professional office use. There was discussion among the Commissioners and between the Commissioners and Jolly.

Jeffrey made a motion to approve the change, seconded by Stones. **The motion passed 5-0-0.**

Following the vote, Jolly brought another question forth. She wanted to know if she could light the large store front window so in the evening, people could see

what was offered to them as resource information. Fitzhugh stated the light source should not be seen. Jolly stated that the light would be shining down and should not be a problem. The Commissioners did not see a problem with the lighting as discussed.

Gunner McCain of McCain Consulting was representing David and Mandi Porta in requesting an approval for access to a subdivided property by a Right of Way. There was much discussion between the Commissioners and McCain. It was determined that erroneous information was given McCain by the Zoning Administrator concerning the width of the required Right of Way. McCain requested to withdraw his application and return at another date. The Commissioners approved his request to reapply at another date.

- VI Other Business:** David Simendinger was present to represent Champlain Farms. He explained the oil companies are merging, Exxon and Mobil in this case, and they are seeking a new image. His request has to do with changing the price signs and the canopy sign. With the price signs, they are going to incorporate the diesel sign within the gas price signs rather than they remain separate so they are reduced. The canopy sign will be smaller than the one on the canopy now. When considering the canopy sign, the price signs and the sign on the building, they need to be no more than 150 square feet. They are 150 square feet combined. There are two sign requests, one for the price signs and one for the canopy sign. There was discussion between the Commissioners and Simendinger.

Questions were raised about the lighting used under the canopy. Simendinger stated the lights were changed, to the best of his knowledge, from 400 watt bulbs to 175 watt bulbs. He stated he would send his people to the site and make sure the smaller watt bulbs were in fact installed in the lights. They would change them should they not have been changed.

Fitzhugh made a motion to approve the canopy sign as presented, seconded by Jeffrey. **The motion passed 5-0-0.**

Stones made a motion to approve the new price signs as presented, seconded by Fitzhugh. **The motion passed 5-0-0.**

- VII Discussion:** At the public hearing held by the Selectboard to address the Zoning Regulations, there were additional definitions requested to be added to existing list of definitions in the document. Ken McCann came up with the definitions. The finalized definitions are as follows:

Conditional Use: A conditional use is a use for which review is necessary to determine what, if any, condition should be imposed.

Permitted Use: A use of a zoning district that is among the uses allowed under the zoning classification.

Self-Storage Units: Structures consisting of individual enclosed storage areas made available to the public for the keeping or storing of goods.

Variance: An exception to the terms of the zoning regulations where such variance will not be contrary to the public interest, and where owing to conditions peculiar to the property and not the result of any action of the applicant or the landowner, a literal enforcement of the regulations would result in, amongst other things as specified in state law, unnecessary and undue hardship.

Warehouse: A structure used primarily for, or designed or intended primarily for, the storage, receiving or distribution of goods and materials. This includes warehouse, wholesale establishment, discount house, bulk storage and bulk sales outlet.

These changes were going to be submitted by Tucker to the Selectboard for inclusion into the Zoning Regulations document they are working to finalize.

VIII Public Participation; non agenda items: None.

II Approval of Minutes: Jeffrey made a motion to approve the minutes of Meeting #06-1, January 10, 2006 as presented, seconded by Tucker. **The motion passed 5-0-0.**

Jeffrey made a motion to approve the minutes of Special Meeting #06-02, January 16, 2006 as presented with the Findings of Facts written by Tucker attached, seconded by Fitzhugh. **The motion passed 5-0-0.**

IX Next Regular Meeting: March 20, 2006

X Adjournment: A motion to adjourn was made by Jeffrey and seconded by Fitzhugh. **The motion passed 5-0-0.** The time was 8:55 PM.

Respectfully submitted,

Stephen Hatch
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.